

# CENTRAL ROCKLIN

## (MAP SHEET 7)

### 1. CIVIC CENTER

Applicant: City of Rocklin Phone: (916) 632-5160  
3970 Rocklin Road  
Rocklin, CA 95677

Consultant: Harland Bartholemew and Associates Phone: (916) 483-0481  
2233 Watt Avenue, Suite 330  
Sacramento, CA 95825

Engineer Terrance Lowell and Associates Phone: (916) 786-0685  
1528 Eureka Road, Suite 100  
Roseville, CA 95661

Location: West of South Grove Street, East of Ruhkala Road, north of Kannasto Street, and  
south of Rocklin Road.  
APN Bk. 10 Pages 17, 23, 25, 26, 34

File #: EIR-92-04, GPA-95-03, PDG-95-03

Area: 107 acres

Proposal: A General Development Plan to adopt zoning, densities, and standards for  
development.

Status: The City Council approved the Civic Center entitlements on September 4, 1996.

### 2. VILLAGES

Owner: Rocklin Civic Center, LLC Phone: (866) 379-0955  
Brian Vail, Managing Member  
7700 College Town Drive, Ste. 109  
Sacramento, CA 95826

Applicant: Terrance E. Lowell & Associates Phone: (916) 786-0685  
George Djan  
1528 Eureka Road, Ste. 100  
Roseville, CA 95661

Zoning: PD-8

Location: Site is bounded by Evelyn Avenue to the south, Ruhkala Road to the west & Lost  
Avenue to the east.  
APN(s): 010-191-029,032,048,049 & 050; 010-260-038 & 039

File #'s: PDG-2003-03, SD-2003-06, DR-2003-08 & TRE-2003-34

Area: 13 acres

Proposal: Request for Rezoning, General Development Plan Amendment, Tentative Subdivision Map and Tree Preservation Permit to allow development of 88-unit cluster residential development.

Status: The project is pending.

**3. QUARRY OAKS: ROCKLIN V.O.A. ELDERLY HOUSING**

Owner: Volunteers of America  
3813 N. Causeway Boulevard  
Metairie, LA 70002  
Phone (504) 837-2652

Applicant: Terrance E. Lowell & Associates, Inc.  
1528 Eureka Rd., Suite 100  
Roseville, CA 95661  
Phone: (916) 786-0685

Engineer: P.O. Box 117  
Rocklin, CA 95677  
Phone: (916) 624-0685

Zoning: PD-12

Location: South of Evelyn Avenue, between Lost Avenue and Woodside/Ruhkala Road.  
3950 Evelyn Avenue.  
APN 010-190-012

File #: AB-92-02, GPA-92-03, Z-92-02, PDG-92-03, SPU-92-10

Area: 3.82 acres

Proposal: A 42-unit senior housing complex

Status: Approved by City Council in February 1993. The project has been completed and is now occupied.

**4. QUARRY LAKES APARTMENTS**

Owner: Metropolitan Investment, Inc.  
1224 41st Avenue  
Sacramento, CA 95822  
Phone: (916) 921-0517

Applicant: CBM Capitol Resources, Inc.  
1010 Racquet Club Drive, Suite 102  
Auburn, CA 95603  
Phone: (916) 888-1991

Zoning: PD-15 (15 dwelling units per acre)

## CENTRAL ROCKLIN

Location: South of Robinson Way, east of Rocklin School, and west of Granite Dr.  
APN 045-101-066

File #: SPU-89-17

Area: 6.2 acres

Proposal: This project was approved as a 104-unit apartment complex in March of 1990.  
That approval expired in 1992.

Status: The project has expired.

### **5. KIMBERLY MANOR**

Owner: Peachwood Park Partnership  
C/o Jess Allen  
1510 11th Avenue  
Sacramento, CA 95818  
Phone: (916) 448-0611

Zoning: PD-6 (6 dwelling units per acre)

Location: East of Sierra Meadows Drive, north of Tamarack Drive.  
APN 045-090-32

File #: SD-90-05, SPU-93-01

Area: 2.7 acres

Proposal: A 13 lot single-family subdivision

Status: The application was approved by City Council October 9, 1990, and recorded August 6, 1992. A Specific Plan Use Permit was approved March 2, 1993. A Design Review for the remaining units was approved April 6, 1995. The project is complete.

### **6. EMERSON SUBDIVISION**

Owner: Judith & David Emerson, Kevin Connell  
4957 King Road  
Loomis, CA 95650

Location: East of Grove Street approximately 200 ft. north of the intersection of Grove Street and East Midas Ave.  
APN's 045-090-048 thru -057

File #: SD-89-05

Area: 2 acres

Proposal: 10-lot subdivision

Status: The application for a Tentative Subdivision Map and Rezoning to a Planned Development was approved by the City Council on September 12, 1989. The Final Map recorded on September of 1991. The project is complete.

**7. OAK COURT SUBDIVISION**

Owner: RT Development, Inc. Phone: (916) 624-3633  
C/o Harold Martin, President  
P.O. Box 1686  
Rocklin, CA 95677

Engineer: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: PD-7.5

Location: Southeast corner of the intersection at Oak Street and Grove street.  
APN 010-080-063

File #: Z-94-05, SD-94-05, SPU-94-17  
Certificate of Compatibility 95-01

Area: 1.8 acres

Proposal: 11 single family

Status: The item was approved by the City Council on May 23, 1995. The project is being built out by Mercy Housing Group. The project is complete.

**8. SUNSET PLAZA**

Owner: Tony Saca / Ahmad Rashid  
3345 Arden Way  
Sacramento, CA 95825

Developer: AMR Developers & Engineers Phone: (916) 489-7011  
3345 Arden Way  
Sacramento, CA 95825

Architect: TDK Architects Phone: (916) 922-7000  
1545 River Park Drive, Suite 205  
Sacramento, CA 95815

Zoning: C-2 (Retail Business)

Location: Southeast of the intersection of Sunset Blvd. and Pacific Ave.  
APN Bk. 010 Pg. 26

File #: U-91-04

Area: 4 acres

Proposal: Renovating the existing 37,415 square feet of building space, and adding an additional 30,013 square feet of new building.

Status: Planning Commission, on June 4, 1991, approved this project. The building is now completed.

**9. KMART / ALBERTSON'S SHOPPING CENTER**

Owner: Kmart Corporation: Phone: (818) 856-8311  
C/o V.E. Love  
700 South Orange Avenue  
West Covina, CA 91790

Kmart Development Phone: (313) 643-1136  
C/o James M. Pappas  
3100 West Big Beaver Road  
Troy, MI 48084

Applicant: Albertsons, Inc. Phone: (916) 349-3490  
C/o Michael Emmert & Timothy Sheil  
4811 Chippendale Drive, Suite 802  
Sacramento, CA 95841

Commercial Management & Development Phone: (916) 344-6400  
C/o John Austin  
4811 Chippendale Drive, Suite 307  
Sacramento, CA 95841

Zoning: C-2 (Retail Business)

Location: East of Pacific St., south of Sunset Blvd.  
APN 010-190-95

File #: U-90-07, U-94-01, TRE-94-05

Area: 21.2 acres; total property: 8.6 acres: Phase II

Proposal: Phase I: an 86,000 square-foot Kmart store with additional pad buildings. Phase II: a 50,321 square-foot Albertson's store; a 19,600 square-foot junior anchor, an 11,200 square-foot retail shop on 8.6 acres.

Status: The Use Permit and Tentative Parcel Map for the Kmart store was approved November 17, 1988, and the map recorded in 1993. The Kmart store is complete and open for business. A use permit to construct the second phase, adding a 50,321 square foot Albertson's Food Market, a 19,600 square-foot junior co-anchor, as well as an 11,200 square foot retail shop building was approved by the City Council on June 28, 1994. The Albertson's portion of Phase II is completed

and Albertson's opened for business January 1996. Not all of the shop buildings have been constructed. The 11,200 square foot Kragen Building has been built.

**10. PACIFIC STREET INDUSTRIAL PARK**

Owner: Main Industrial Park Phone: (916) 920-3666  
250 Harris Avenue, Suite 1  
Sacramento, CA 95838

Applicant: The Hofmann Co. Phone: (916) 920-3666  
4219 South Market Court, Suite A  
Sacramento, CA 95834

Zoning: M-2 (Heavy Industrial)

Location: Anthony Court and Pacific Street.  
APN's 045-010-059 thru -064

Area: 20 acres

File #: DL-84-04, U-93-03

Proposal: Construction of an Industrial Park, consisting of 6 lots.

Status: The project is currently built-out.

**11. ST. AUGUSTINE OF CANTERBURY EPISCOPAL CHURCH EXPANSION**

Owner: Main Industrial Park Phone: (916) 920-3666  
C/o Hoffman Co.  
4791 Pell Drive, Suite 1  
Sacramento, CA 95838

Applicant: Episcopal Diocese of Northern California Phone: (916) 652-1616  
4320 Anthony Court  
Rocklin, CA 95677

Zoning: M-2 (Heavy Industrial)

Location: 4320 Anthony Court, APN 045-010-062

File #: U-98-02

Area: The proposed development is located within an existing 32,000 square foot building in the existing Anthony Court industrial complex.

Proposal: An application requesting approval of a Conditional Use Permit Modification to enlarge a church use within an industrial zone. Proposed enlargements include the addition of approximately 4,960 square feet of new leased space to include

additional sanctuary, classrooms, library, sacristy and counseling area, and miscellaneous storage and restrooms. With the enlargement, total church use would total approximately 8,920 square feet. The application proposes 90 additional seats, added to the existing 96 seats, for a total sanctuary capacity of 186 seats.

Status: The Specific Plan Use Permit application was withdrawn.

**12. FIRST CHOICE INN**

Owner: First Choice Inn Phone: (916) 624-4500  
C/o George Fuller  
4420 Rocklin Road  
Rocklin, CA 95677

Developer: First Choice Inn  
151 Ester Way  
Seattle, WA 8104

Zoning: C-2 (Retail Business)

Location: 4420 Rocklin Road  
APN 045-110-38

File #: U-87-12, U-89-11, U-92-05

Area: 2.5 acres

Proposal: A 125-unit motel, 35 feet high.

Status: Planning Commission, on November 17, 1987 approved the project. The motel opened in the fall of 1988. An application to expand the motel to 125 units was received in June of 1989, and was then approved on July 18, 1989. An extension was granted to scheduled to expire in July of 1993. A modification of the expansion was approved November 10, 1992. Construction of the addition has been completed.

**13. MICROTEL INN AND SUITES**

Owner: Ray Boroski Phone: (916) 663-1708  
8800 Heavens Gate Lane  
Newcastle, CA

Applicant: Land Development Services Phone: (916) 624-1629  
4740 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: C-2 (Retail Business)

General Plan: RC (Retail Commercial)

Location: The project site is located near the southwest corner of Rocklin Road and immediately adjacent to Interstate 80, as well as, the existing First Choice Inn Motel.  
APN 45-110-047

File #: U-98-01

Area: 3.32 acres

Proposal: An application to approve a major use permit for the construction of a 41,670 square foot, three-story motel, and an 8,320 square foot restaurant pad on a 3.32-acre site.

Status: The application was received on January 26, 1998, was recommended for approval by the Planning Commission on May 5, 1998, and was approved by the City Council on June 23, 1998. The project is complete.

#### **14. ROCKLIN SELF STORAGE**

Owner: Douglas Jackson  
100 Chapelle Court  
Roseville, CA 95661  
Phone: (916) 773-8386

Applicant: Land Development Services, Inc.  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: C-2 (Retail Business)

Location: Approximately 150 feet north of Rocklin Road, south of Rocklin Elementary School, and approximately 185 feet east of Grove Street.  
APN 045-101-065

File #: Z-97-03, PDG-97-05, SPU-97-22

Area: 2.65 acres

Proposal: An application to rezone the subject property to Planned Development Commercial (PD-C), a General Development Plan, and a Specific Plan Use Permit for the construction of a 48,041 square foot mini-storage with a 1,987 square-foot manager's unit.

Status: An application was received on July 21, 1997. The Planning Commission recommended approval to the City Council on October 27, 1997. The City Council approved the project on November 12, 1997. The project has been completed.



**15. ROCKLIN SQUARE SHOPPING CENTER**

Developer: Sutter Hill, Ltd.  
P. O. Box 11787  
Palo Alto, CA 94036

Owner: Safeway, Inc.  
47400 Kato Road  
Fremont, CA 94538

Zoning: C-2 (Retail Business)

Location: Granite Drive, north of Rocklin Road.  
APN Bk. 045 Pages 102-1 thru 20

File #: U-78-04, DR-88-04, DR-90-02

Area: 14.5 acres

Proposal: 145,000 square foot (floor space) shopping center

Status: A Design Review was approved for remodeling the Safeway Store. The project is completed.

**16. HOLIDAY INN EXPRESS**

Owner: Chao Wu / Solomon Tsai  
1221 Chess Drive  
Foster City, CA 94404  
Phone: (415) 570-5700

Applicant: Jim Hansen, Hospitality Group Office  
The Broadley Building  
4088 Bridge Street, Suite 8  
Fair Oaks, CA 95628  
Phone: (916) 965-1690

Zoning: C-2 (Retail Business)

Location: West side of Granite Drive, approximately 400 feet north of the intersection of Granite Drive and Rocklin Road.  
APN 045-101-059

File #: U-96-09

Area: 1.48 acres

Proposal: 69 unit, two-story 28,384 square foot motel

Status: An application was received August 8, 1996, and was approved by the Planning Commission on October 15, 1996. It expired on October 15, 1998.

**17. HARLEY DAVIDSON**

Owner: Raymond and Pat Heimbuch  
7018 San Felipe Court  
Citrus Heights, CA 93621

Applicant: Harley Davidson Phone: 438-2888  
C/o Vic Guidera & VCL Construction  
1947 Camino Vida Roble, Suite 101  
Carlsbad, CA 92008

Land Development Services Phone: (916) 624-1619  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: East of Granite Drive, opposite Dominguez Road.  
APN 045-020-053

File #: SPU-97-01

Area: 1.8 acres

Proposal: Construction of a 16,480 square-foot building to house a Harley Davidson dealership.

Status: An application was received January 1, 1997, and was later approved by the Planning Commission on March 4, 1997. The project is now complete and the building is occupied.

**18. POTTERY WORLD**

Owner: Jim Rodda Phone: (916) 334-1680  
5800 Auburn Boulevard  
Sacramento, CA

Applicant: Angelito S. Tolentino Phone: (916) 756-1987  
1512 Monarch Lane  
Davis, CA 95616

Zoning: PD-C (Commercial)

Location: The project site is located on Granite Drive, northeast of the Harley Davidson store.  
APN 045-020-054

File #: SPU-98-01

Area: 3.3 acres

Proposal: An application to approve a Specific Plan Use Permit for the construction of a 31,912 square foot, two story retail pottery store.

Status: The application was submitted in January of 1998, and was approved by the Planning Commission on April 21, 1998. The project is built.

**19. SIERRA MEADOWS PLAZA**

Developer: Phoenix-Pacific  
3463 Ramona Avenue, Suite 16  
Sacramento, CA 95826  
Phone: (916) 723-8800

Zoning: C-2 (Retail Business)

Location: West of the intersection at Granite Drive and Sierra Meadows Boulevard.  
APN 045-101-61

File #: U-88-03, U-89-12, U-91-09, U-91-16

Area: 6.9 acres

Proposal Commercial cluster consisting of 4 buildings with a total square footage of 33,880 sq. ft. and a height exceeding 30 ft on a 4.2 acre parcel and creating 2.12 and .6 acre parcels.

Status: The buildings are completed and leased. A special event use permit (U-92-03) was issued allowing Classic Car events Thursday evenings in the summer. A modification of the use permit allowing outdoor dining at the Hacienda Restaurant and the Ivory Coast Coffee House has been approved. A design review allowed the Hacienda outdoor dining area to be covered. A tentative parcel map was approved April of 1995, dividing the 2.1 acre parcel containing an 18,200 square-foot building into two parcels consisting of 75,000 square feet and 20,000 square feet respectively. The map has been recorded.

**20. DAYS INN / ROCKLIN PLAZA**

Owner: B. G. Amin  
3748 Mt. Diablo Boulevard  
Lafayette, CA 94549

Architect: Iyer & Associates  
140 Geary Street, Suite 1004  
San Francisco, CA 94108  
Phone: (415) 362-9809

Zoning: PD-C (Commercial)

Location: West of Outrigger Restaurant, east of Granite Drive, and south of Showplace E.  
APN 045-080-29

File #: SPU-90-23

Area: 2.39 acres

Proposal: A 28,765 square-foot complex, including a 20,000 square-foot, 65 room, two-story motel, and a 6,033 square-foot retail center.

Status: Planning Commission, on October 2, 1990, approved the application. Days Inn opened in January of 1992. Rocklin Plaza is completed and leasing spaces.

**21. SHOWPLACE EAST (ROCKLIN MARKETPLACE)**

Owner: Adele Barsotti, Cathleen Shera  
725 Auburn Blvd.  
Citrus Heights, CA 95610

Engineer: Land Development Services, Inc. Phone: (916) 624-1619  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: East of Granite Drive, approximately 234 feet north of the intersection at Manzanita Drive and Granite Drive; opposite St. Peter and Paul's Church.  
APN's 045-080 -031, -032, -033

File #: SPU-88-13, DR-90-06

Area: 3 acres

Proposal: A Tentative Parcel Map to create 3 parcels and to develop a commercial cluster consisting of 41,000 square feet of building area.

Status: The Final Parcel Map has been recorded. The project is complete.

**22. ROCKLIN COMMERCE CENTER**

Owner: Kimmel Developers Phone: (916) 452-5000  
1815 Stockton Boulevard  
Sacramento, CA 95618

Applicant: Burrell Engineering Phone: (916) 969-1900  
6939 Sunrise Boulevard, Suite 121  
Citrus Heights, CA 95610

Zoning: PD-C (Commercial)

Location: Between Granite Drive and I-80, approximately 530 feet north of the intersection of Manzanita Drive and Granite Drive.  
APN Bk. 45 Pages 080, 23, 24

File #: SPU-88-06, DR-89-03, DL-2004-13

Area: 3.5 acres

Proposal: Construction of four buildings, totaling 44,280 square feet

DL-2004-13: An application to approve a tentative parcel map to allow the division of two existing parcels into four new lots.

Status: The Planning Commission on July 5, 1988 approved this project. The buildings are completed and leased. An emergency veterinary clinic was approved April 3, 1993.

DL-2004-13: The Planning Commission approved the project February 1, 2005.

### **23. CAPITOL NURSERY**

Owner: Capital Nursery Co.  
4700 Freeport Boulevard  
Sacramento, CA 95822

Engineer: Terrance Lowell & Associates  
1528 Eureka Road, Suite 100  
Roseville, CA 95661  
Phone: (916) 786-0685

Zoning: PD-C (Commercial)

Location: Northwest side of Granite Drive, north of the St. Peter and Paul's Church.  
APN 045-080-34

File #: SPU-91-12

Area: 4.8 acres

Proposal: Plant Nursery with an 8,623 square foot building and 90,000 square foot outdoor sales area.

Status: The project was approved February 4, 1992, and was extended to February 1998. This was the second extension. No further extensions have been granted.

### **24. DAN GAMEL – CAMP AMERICA**

Owner: Dan Gamel  
4774 North Blackstone  
Fresno, CA 93726  
Phone: (559) 221-6681

## CENTRAL ROCKLIN

Applicant: Borges Architectural Group, Inc. Phone: (916) 782-7200  
Adam Lehner  
1512 Eureka Road, #240  
Roseville, CA 95661

Zoning: Planned Development-Light Industrial (PD-LI); Planned Development-Commercial (PD-C)

Location: Northwest corner of Granite Drive and Dominguez Road.  
APN(s): 045-020-041, 048, 060

File#'s: DR-2003-06/A & U-2003-06/A, DR-2006-06, U-2006-04

Area: 17.08 $\pm$  acres

Proposal: Request to convert an existing site for use as a display and sales area for RV's

Modification to original application (DR-2003-06A and U-2003-06A) was made on Feb. 9, 2004 to modify the area where RV's could be stored and displayed.

(DR-2006-06, U-2006-04): Request for approval of a permanent RV sales and service facility.

Status: The original application was approved by the Planning Commission on August 19, 2003. Most site improvements are complete.

The modification was approved by the Planning Commission on July 6, 2004.

(DR-2006-06, U-2006-04): The project is pending.

### **25. ROCKLIN FOREIGN AUTO**

Owner: Albert J. Lares Phone: (530) 272-7746  
10491 Little Hollow Lane  
Grass Valley, CA 95949

Developer: Rocklin Foreign Car Phone: (916) 624-1841  
C/o Wayne Pocock  
4400 Granite Drive  
Rocklin, CA 95677

Zoning: PD-C/LI (Commercial / Light Industrial)

Location: Granite Drive and Dominguez Road.  
APN 045 020-063

File #: SPU-95-12

Area: 0.79 acres

Proposal: An application for a Specific Plan Use Permit to develop a 0.79 acre parcel with a 6,620 square foot building, for automotive repair and auto related retail sales.

Status: Planning Commission, on December 19, 1995, approved the application. A Certificate of Occupancy has been issued and the business is now operating.

**26. VON HOUSEN MERCEDEZ BENZ SERVICE CENTER**

Owner: Von Housen Motors Phone: (916) 924-8000  
1810 Howe Avenue  
Sacramento, CA 95825

Applicant: JTS Engineering Consultants Phone: (916) 441-6708  
C/o Javed T. Siddiqui  
1808 J Street  
Sacramento, CA 95814

Location: Granite Drive, north of Blockbuster Video in the Rocklin Square Shopping Ctr.  
APN's 045-102-018, -021, -022

File #: U-97-06

Zoning: C-2 (Retail Business)

Area: 4 acres

Proposal: An application to divide the 4 acre parcel into four 1-acre parcels, and to develop one of the proposed parcels as a 7,192 square foot automotive repair facility.

Status: The application was received June 10, 1997, and approved by the Planning Commission on August 5, 1997. The project has been constructed and is complete.

**27. CAMPING WORLD**

Owner: William & Theresa Geary  
P. O. Box 429  
Santa Rosa, CA 95402

Camping World, Inc.  
P. O. Box 90018  
Bowling Green, KY 42102

Zoning: PD-C (Commercial)

Location: East of Granite Drive, approximately 133 feet north of Saints Peter & Paul Church.  
APN 450-080-20

File #: SPU-90-22

Area: 4.7 acres

Proposal: Development of a 30,000 square-foot retail facility specializing in camping supplies.

Status: The Planning Commission on September 4, 1990 approved this application for a Specific Plan Use Permit. The building is now completed and the business is in operation. A special event permit was obtained to allow periodic displays of recreational vehicles on an on-going basis three or four times a year.

**28. ROCKLIN EMPORIUM**

Owner: Jessie & Rose Karadsheh  
1104 Sand Bar  
Sacramento, CA

Zoning: PD-C (Commercial)

Location: East of Granite Drive, approximately 236 feet southwest of the intersection of Granite Drive and Dominguez Road.  
APN 045-020-58

File #: SPU-90-18

Area: 2.57 acres

Proposal: A 29,000 square-foot shopping complex.

Status: The Specific Plan Use Permit was approved on July 17, 1990. An application for a modification was submitted on February 25, 1991, and was later approved on April 2, 1991. The building is now completed and leased.

**29. ROCKLIN TOWN CENTER**

Developer: Gateway Development  
1851 Heritage Lane, Suite 138  
Sacramento, CA 95815  
Phone: (916) 925-3592

Zoning: PD-C (Commercial)

Location: West of Sierra College Boulevard, east of Granite Drive, west of the Sierra College/I-80 off-ramp.  
APN's 045-041-010, -012

File #: SPU-89-05, TRE-93-04

Area: 27 acres

Proposal: Phase I: a 130,000 square-foot building on 12.4 acres.



Phase II: a 140,050 square-foot building on 14.5 acres.

Status: This item was originally approved by the City Council in August of 1989. The project was extended to October 15, 1995. The project has expired.

**30. GRANITE SQUARE SHOPPING CENTER**

Owner: Koufasimas & Koufasimis Properties  
2277 Fair Oaks Boulevard  
Sacramento, CA 95825

Engineer: Omni-Means, Ltd. Phone: (916) 782-8600  
2240 Douglas Blvd.  
Roseville, CA 95661

Zoning: PD-C (Commercial)

Location: The northwest corner of the intersection at Granite Drive & Sierra College Blvd.  
APN 045-041-017, -018, -019, -020

File #: U-89-05, DL-89-02

Area: 9.14 acres

Proposal: A shopping center containing approximately 102,300 square feet of building area.

Status: The project was recommended for approval by the Planning Commission May 2, 1989, and was later approved by the City Council on June 27, 1989. The project expired September 17, 1995.

**31. UNOCAL 76 GASOLINE**

Owner: Unocal Corporation

Applicant: Majors Engineering Phone: (916) 641-7570  
2535 Capitol Oaks Drive, Suite 140  
Sacramento, CA 95833

Zoning: PD-C (Commercial)

Location: Southwest corner of Sierra College Boulevard and Granite Drive.  
APN 045-041-017

File #: SPU-93-10, TRE-93-01

Area: 1.37 acres

Proposal: A 3,600 square foot Convenience Store, combined with a 736 square foot Car Wash.

Status: The application was withdrawn.

**32. 7-ELEVEN**

Owner: Larry G. Epperson Family Revocable Trust      Phone: (916) 791-1373  
6170 Wilhoff Lane  
Granite Bay, CA 95746

Applicant: Land Development Services, Inc.      Phone: (916) 624-1629  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: C-2 (Retail Business)

Location: The subject property is located at the southeasterly corner of the intersection of  
Granite Drive and Sierra College Boulevard.  
APN 045-042-031, -040, -044

File #: U-98-03

Area: 1.0 acre

Proposal: An application requesting approval of a Conditional Use Permit to allow  
construction of a 2,940-square foot food store and 3,600-square foot fuel-  
dispensing canopy. The construction will also include the installation of three  
underground product storage tanks and an air/water facility. Other site  
improvements include approximately 6,000 square feet of landscaping, 19  
parking spaces, and related site improvements including curbs, gutters and  
sidewalks as well as the widening of Sierra College Boulevard and Granite Dr.

Status: The Planning Commission on May 19, 1998 approved the project. The project is  
complete.

**33. MCCHEVRON**

Owner: The Upton Company  
C/o Eric Upton  
6728 Fair Oaks Boulevard, Suite 404  
Carmichael, CA 95608

Applicant: McDonald's Corporation      Phone: (916) 649-9797  
C/o Mike Maynard  
1750 Howe Avenue, Suite 550  
Sacramento, CA 95825

Ourada Land Surveying      Phone: (916) 624-1221  
C/o Steven R. Ourada  
5805 Fleet Court

Rocklin, CA 95765

Location: Northeast of the intersection at Sierra College Boulevard & Granite Drive.  
APN 045-042-043

File #: U-96-02, U-96-03

Area: 1.58 acres

Proposal: A request for a Conditional Use Permit to construct a 5,359 square-foot building in which a combination gasoline station/convenience store and restaurant shall operate. A concurrent request to erect an 85 foot, 500 square foot sign on the property.

Status: Planning Commission, on May 21, 1996, approved a conditional use permit for a combination restaurant/convenience store & gasoline station. A concurrent application for an 85-foot tall, 500 square-foot sign was approved by City Council. Planning Commission, on October 1, 1996, approved a modification of the use permit for the McChevron facility. The businesses are now open and in full operation.

**34. WOODSIDE DRIVE AND SUNSET BOULEVARD**

Owner: Gerrard Rocklin Group, LLC Phone: (650) 941-4141  
141 First St.  
Los Altos, CA 94022

Applicant: Duke Legget Phone: (650) 941-4141  
141 First St.  
Los Altos, CA 94022

Engineer: Phillippi Engineering Phone: (707) 451-8556  
425 Merchant Street  
Vacaville, CA 95688

Zoning: PD-BP (Business Professional)

Location: Northwest corner of Woodside Drive and Sunset Boulevard.  
APN's 046-261-011, -012, -013, -014

File #: GPA-99-07, Z-99-04, SD-99-03, DR-2000-07

Area: 1.525 Acres

Proposal: Request for approval of a General Plan Amendment, Rezone, and Tentative Subdivision Map to allow the development of 9 single-family lots.

Status: Planning Commission met on June 19, 2001, where at which they recommended approval of the project with the amended conditions. A public hearing was held

on August 14, 2001, where at which the City Council approved the application.  
The subdivision is under construction.

**35. KILLINGSWORTH SUBDIVISION**

Owner: Jan Killingsworth Phone: (916) 315-0962  
4200 Rocklin Road, Suite 1  
Rocklin, CA 95677

Applicant: Spannagel & Associates, Inc. Phone: (916) 624-1618  
C/o David Lawson  
3845 Atherton Road, Suite 7  
Rocklin, CA 95677

Zoning: PD-4 (4 dwelling units per acre)

Location: The project is located approximately 400 feet north of the intersection of  
Kannasto Court and South Grove Street.  
APN 010-340-033

File #: SD-99-04, SPU-99-17

Area: 1.75 Acres

Proposal: Requesting approval of a Tentative Subdivision Map and Specific Plan Use  
Permit to develop 9 single-family residential lots.

Status: The project was approved by the City Council on July 25, 2000. Building  
Permits have been issued. Project is now complete.

**36. ROCKLIN ANTIQUE PLAZA**

Owner: Ik Soo Hwang  
8365 Quail Oaks Drive  
Granite Bay, CA 95746

Applicant: Steele Enterprises Phone: (916) 635-0146  
2868 Prospect Park Drive, Suite 300  
Rancho Cordova, CA 95670

Architect: Comstock Johnson Architects, Inc. Phone: (916) 362-6303  
10304 Placer Lane, Suite A  
Sacramento, CA 95827

Zoning: PD-C (Commercial)

Location: Near the intersection of Granite Drive and Dominguez Road.  
APN 045-020-055

File #: SPU-98-21, DR-99-04

Area: 3.10 acres

Proposal: An application to approve a Specific Plan Use Permit to allow construction of a 39,220 square-foot, one story retail commercial building to house an antique mall and consignment furniture store.

Status: The Planning Commission on December 15, 1998 approved the project. The project has been completed.

**37. COPE & MCPHETRES MARINE**

Owner: Robert and Lisa Cope  
2900 Mill Street  
Reno, NV 89502  
Phone: (775) 785-2050

Applicant: Land Development Services, Inc.  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677  
Phone: (916) 624-1629

Engineer: Buehler & Buehler Associates  
7300 Folsom Boulevard, Suite 103  
Sacramento, CA 95826  
Phone: (916) 381-8181

Zoning: PD-C (Commercial)

Location: Near the intersection of Granite Drive and Dominguez Road.  
APN 045-020-059

File #: SPU-98-23

Area: 2.7 acres

Proposal: An application to approve a specific plan use permit to allow construction of a 17,000 square foot, one story retail commercial building and outdoor storage and display area to accommodate Cope & McPhetres Marine (a retailer of boats and related items). The proposed boat sales operation would consist of sales of boats and related marine items, including boat accessories and equipment such as anchors and engine parts, and sales of other marine-related items such as water skis and clothing. The building would contain an indoor showroom, offices, a parts area, and a rigging area in which newly purchased boats would be inspected, cleaned, and detailed prior to delivery. No repairing of boats is proposed on the project site.

Status: Planning Commission, on December 15, 1998, approved the project. The project has been constructed and the business is now operating.

**38. DAN GAMEL RV CENTER**

Owner: Dan Gamel Phone: (559) 221-6681  
4774 North Blackstone  
Fresno, CA 93726

Applicant: Irv Miyamoto, Architect Phone: (559) 431-5737  
336 West Bedford, Suite 103  
Fresno, CA 93711

Engineer: Krazan & Associates, Inc. Phone: (916) 564-2200  
123 Commerce Circle  
Sacramento, CA 95815

Zoning: PD-C (Commercial)

Location: 4429 Granite Drive  
APN 045-020-050

File #: SPU-99-13

Area: 2.03 acres

Proposal: Construction of a RV sales showroom (approx. 7,500 square feet) with customer entry area and second-story mezzanine administrative offices. The project will include outdoor-sales display areas as well.

Status: The Specific Plan Use Permit was approved by the Planning Commission at the July 6, 1999 Public Hearing. Building Permits for construction were issued on April 27, 2000. The building is now complete, and the business is currently operating.

**39. 7-ELEVEN FREEWAY SIGN**

Owner: Larry G. Epperson Phone: (916) 791-1303  
Family Revocable 1976 Trust  
6170 Wilhoff Lane  
Granite Bay, CA 95746

Applicant: Ellis & Ellis Signs & Displays Phone: (916) 924-1936  
1111 Joellis Way  
Sacramento, CA 95815

Zoning: C-2 (Retail Business)

Location: The subject property is generally located adjacent to the westbound Sierra College Boulevard off ramp of Interstate 80 at the easterly terminus of Granite Drive.  
APN 045-042-031

File #: DR-99-01

Area: N/A

Proposal: An application to approve a design review for a proposed freestanding freeway sign. As proposed, the sign would be a maximum of 60 feet in height and have a sign face of approximately 289 square feet.

Status: The sign was not approved.

**40. SIERRA PINE MDF EXPANSION**

Owner: Sierra Pine Phone: (916) 624-2473  
4300 Dominguez Road  
Rocklin, CA 95677

Applicant: Sierra Pine Phone: (916) 624-2473  
4300 Dominguez Road  
Rocklin, CA 95677

Engineer: Spannagel & Associates, Inc. Phone: (916) 624-1618  
3845 Atherton Road, Suite 7  
Rocklin, CA 95765

Zoning: M-2 (Heavy Industrial)

Location: 4300 Dominguez Road.  
APN 045-020-072

File #: U-99-01

Area: 32.5 acres

Proposal: An application to approve a conditional use permit to allow the construction of a 50-foot high, 54,600 square foot building to house an expanded MDF operation, and a variance to allow the 90-foot tall cyclone structure (required for air pollution control) to exceed the height limit. Included in the project is associated parking and landscaping.

Status: The project was approved by the City Council on March 2, 1999. The project is complete.

**41. GRANITE DRIVE TECHNICAL CENTER**

Owner: Nysten Homes, Inc. Phone: (209) 951-5787  
P. O. Box 7898  
Stockton, CA 95267

## CENTRAL ROCKLIN

Applicant: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-C (Commercial)  
PD-LI (Light Industrial)

Location: Warren Street off Granite Drive.  
APN's 045-020-070, 045-020-019, 045-020-061

File #: DL-99-09, SPU-99-29, Z-99-08, PDG-99-06, DR-99-07, DL-2003-01

Area: ±30 acres

Proposal: An application to: 1) Change the Light Industrial (M-1) zoning on a portion of the project site to Planned Development – Light Industrial (PD-LI) and amend the boundaries of the project site's commercial, industrial, and open space zoning to better reflect topography and physical orientation. 2) Establish a General Development Plan for the site that will allow staff review and approval of future buildings in the center. 3) Approve a Tentative Parcel Map to allow subdivision of the site into building sites and common area parcels. 4) Approve a Design Review to establish design review standards for development of the building sites. 5) Approve a Specific Plan Use Permit to allow construction of two retail commercial buildings.

Status: The proposal was approved by the Planning Commission on December 18, 1999 and by the City Council on January 11, 2000. Building Permits were issued on April 23, 2001 for the construction of Buildings C, D, & E. Construction is complete and the buildings are currently available for lease. On February 7, 2002 Building Permits were issued for the construction of Buildings F & G. Both buildings are constructed. DL-2003-01 was approved by the Planning Commission on July 15, 2003.

### **42. FLYERS EXXON**

Owner: Nella Oil Company Phone: (530) 885-0401  
2349 Rickenbacker Way  
Auburn, CA 95603

Applicant: NTD Architects  
13620 Lincoln Way, Suite 100  
Auburn, CA 95630

Zoning: C-2 (Retail Business)

Location: 4450 Rocklin Road.  
APN 045-110-015

File #: U-99-11, DR-2002-17



Area: The project site is 48,130 square feet.

Proposal: An application to approve a Conditional Use Permit to allow the demolition of the existing Exxon station facilities on the 48,130 square foot site, and the construction of new facilities, including an approximately 2,700 square-foot convenience store, six gasoline pumps and canopy, two diesel pumps, and related parking and paving for a service station.

Status: The Planning Commission approved the project February 18, 2003. An appeal of the Planning Commission approval was filed but was later withdrawn.

**43. CALIFORNIA FAMILY FITNESS (IN THE NET)**

Owner: James P. Nylan Phone: (209) 951-5889  
85 West March Lane, Suite 6  
Stockton, CA

Applicant: Land Development Services, Inc. Phone: (916) 624-7962  
C/o Bill Mitchell  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: Granite Drive to Warren Lane.  
APN 045-020-070

File #: U-2000-04, U-2000-04A

Proposal: Use Permit for a 62,735 square-foot indoor sports facility (including the building structure, size, color and design, the site plan, grading, and landscaping).

Status: The project was approved on June 6, 2000. Building Permits were issued for construction on November 13, 2000. The building is now complete and the facility is currently operating.

**44. ST. PETER & PAUL CATHOLIC CHURCH - MODIFICATION**

Owner: The Roman Catholic Bishop of Sacramento Phone: (916) 624-5827  
C/o St. Peter & Paul Catholic Church  
4450 Granite Drive.  
Rocklin, CA 95677

Applicant: Area West Engineers, Inc. Phone: (916) 725-5603  
7478 Sandalwood Drive  
Citrus Heights, CA 95621

Zoning: PD-R (Planned Development-Residential)

Location: 4450 Granite Drive.  
APN 045-080-041

File #: SPU-82-09A

Area: 9.51 acres

Proposal: Specific Plan Use Permit modification of existing SPU-82-09 and expansion of existing church facility to permit a 3,246 square-foot office building, a 1,500 square-foot storage building, and a 4,800 square-foot religious education room.

Status: The project was approved by the Planning Commission at the August 15, 2000 Public Hearing. The project is now complete.

**45. CARL'S JR**

Owner: Chamisal Investments, Inc. Phone: (831) 758-9361  
51 Katherine Avenue  
Salinas, CA 93901

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685  
C/o Steve Spain  
1528 Eureka Road, Suite 100  
Roseville, CA 95661

Zoning: C-2 (Retail Business)

Location: 4315 Sierra College Boulevard.  
APN 045-042-048

File #: DR-2000-02

Area: 0.73 acres

Proposal: An application for Design Review to construct a 3,120 square-foot Carl's Jr. restaurant with drive-thru.

Status: The Planning Commission approved the Design Review at the July 5, 2000 Public Hearing. Building permits were issued on June 13, 2001. The restaurant is built and is currently operating.

**46. ANIMAL EYE CLINIC**

Applicant: Lana Linton, DVM  
4441 Granite Drive, Suite 101  
Rocklin, CA 95677

Zoning: C-4 (General Retail Service Commercial)

Location:	5175 Pacific Street APN 010-132-019
Area:	Existing Structure (1,208 square-foot)
File #:	U-2000-05
Proposal:	Conditional Use Permit for a Veterinary Clinic
Status:	The Planning Commission approved the application on September 5, 2000. The project is complete.

## 47. FOOTHILL AUTO CENTER

Owner: Dunn-Edwards Company Phone: (323) 771-3300  
C/o D. Kromer, Vice President & CFO  
885 E. 52<sup>nd</sup> Place  
Los Angeles, CA 90048

Delta Restaurant Co. Phone: (916) 375-1300  
840 Jefferson Boulevard  
West Sacramento, CA 95691

George & Denise Ann Grinzewitsch  
1810 Howe Avenue  
Sacramento, CA 95825

Applicant: Land Development Services, Inc.  
C/o Bill Mitchell  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-C (Commercial)

Location: 4545 Granite Drive.  
APN 045-080-038

File #: PDG-2000-03, U-2000-08, Z-2000-09, LLA-2000-023, DR-2000-13

Area: 9.0 acres

Proposal: An application to rezone the project site from Retail Business Commercial (C-2) to Planned Development Commercial (PD-C); approve a General Development Plan to establish land use and development criteria; and approve a Conditional Use Permit to allow a portion of the project site to be developed as an automotive sales and service dealership. Said dealership to include an 11,096 square-foot building and 124 parking spaces.

Status: Planning Commission on January 23, 2001 approved the application for a Conditional Use Permit. A Lawsuit was later filed challenging the environmental. A Building Permit was issued on July 30, 2001 for construction of the auto dealership. The building is now completed and the business is currently operating.

**48. SHERWIN-WILLIAMS**

Owner: Kmart Corporation Phone: (626) 856-8334  
3100 W. Big Beaver Road  
Troy, MI 48084

Applicant: Hughtleigh Development, Inc.  
C/o Michael Adams  
550 Blair Avenue  
Piedmont, CA 94811

Engineer: Wallace-Kuhl & Associates, Inc. Phone: (916) 372-1434  
3050 Industrial Boulevard  
West Sacramento, CA 95691

Zoning: C-2 (Retail Business)

Location: Kmart Center located at Sunset Boulevard & Pacific Street

File #: DR-2001-01

Area: 0.763 acres

Proposal: The applicant is requesting approval of a Design Review application to allow for the construction of a 4,500 sq. ft. building for retail paint sales.

Status: The application was received on January 26, 2001. The Design Review was approved by the Planning Commission at the June 5, 2001 Public Hearing. Building permits were issued on February 14, 2002. The building is complete.

**49. PACIFIC MDF EXPANSION**

Owner: Douglas and Sharon Hanzlick Phone: (916) 624-2068  
4315 Dominguez Road  
Rocklin, CA 95677

Zoning: M-2 (Heavy Industrial)

Location: 4310 Anthony Court.  
APN 045-010-081

File #: DR-2000-06, DR-2000-06A, DR-2002-03, DR-2003-03

Area: 2.1 acres

Proposal: In DR-2000-06, the applicant is requesting design review approval to construct a 40,600 square foot shipping warehouse and office building at Pacific MDF. In DR-2000-06A, the applicant is requesting design review approval to modify the approved trim paint plan. In DR-2002-03, the applicant is requesting approval of a Design Review application to construct an electric generating system that will convert sawdust to electricity. DR-2003-03 proposes a sign.

Status: The Planning Commission approved DR-2000-06 at the October 17, 2000 Public Hearing meeting. DR-2000-06A was approved by the Planning Commission at the April 2, 2002 Public Hearing. DR-2002-03 was received on February 20, 2002 and was approved by the Planning Commission on April 2, 2002. DR-2003-03 was approved by the Planning Commission on April 1, 2003.

**50. ROCKLIN UNIFIED SCHOOL DISTRICT OFFICE**

Owner: Rocklin Unified School District Phone: (916) 624-2428  
C/o Larry Stark  
5035 Meyers Street  
Rocklin, CA 95677

Applicant: HMC Group Phone: (916) 649-3201  
C/o Dennis L. Dunston  
5 Parkcenter Drive  
Sacramento, CA 95825

Zoning: C-2 (Retail Business)

Location: 2615 Sierra Meadows Drive.  
APN 045-101-071

File #: DR-2000-14, DL-2001-03

Area: 2.48 acres

Proposal: Construct a new District Office of 18,200 sq. ft. The project will include office and work space for District staff and a boardroom for public school board meetings and staff development. In addition, approval of a tentative parcel map is being requested to allow a 3.67-acre parcel to be divided into two lots.

Status: The Design Review was approved by the Planning Commission at the January 16, 2001 Public Hearing. The Tentative Parcel Map was approved by the Planning Commission at the August 21, 2001 Public Hearing. Construction is now complete.

**51. ENTERPRISE RENT-A-CAR**

Owner: Anton J. & Ilham Saca Revocable Trust      Phone: (916) 641-0400  
C/o Saca Commercial  
77 Cadillac Drive, Suite 210  
Sacramento, CA 95825

Applicant: Enterprise Rent-a-Car      Phone: (916) 487-3100  
C/o Jaci Lenzmeir  
4515 Auburn Boulevard  
Sacramento, CA 95841

Zoning: C-2 (Retail Business)

Location: 6015 Pacific Street.  
APN 046-010-026

File #: U-2000-13

Area: 6.45 acres

Proposal: Proposing an auto rental related use with the C-2 zone. A satellite office where cars are transferred upon need from the Roseville office. This area has existing gates for security.

Status: The application was officially withdrawn November 28, 2001.

**52. H&R BLOCK (ADDITION & REMODEL)**

Owner: George R. Jr. / Jean Marie Bills      Phone: (916) 624-7494  
4870 Granite Drive  
Rocklin, CA 95677

Applicant: Gerald A. Beck      Phone: (530) 823-8384  
12105 Dry Creek  
Auburn, CA 95602

Zoning: C-2 (Retail Business)

Location: 4870 Granite Drive.  
APN 045-101-058

File #: DR-2001-11, TRE-2001-22

Area: 0.67 acres

Proposal: The applicant is requesting to add 2044 square feet to the existing 2553 square-foot H&R Block building. They will be adding a new parking area, which will

bring their total parking spaces to 23. The new addition will create a fourth tenant space.

Status: The application was received on June 22, 2001. The project was approved by the Planning Commission on August 20, 2002. The project is now complete.

**53. METRO PCS**

Owner: Pacific Gas & Electric Phone: (916) 213-9352  
C/o Betsy Smith  
77 Beak Street, Room 1302  
San Francisco, CA 94177

Applicant: SiteCom, Inc. Phone: (916) 212-9313  
C/o Lisa Burke  
725 30<sup>th</sup> Street, Suite 203  
Sacramento, CA 95816

Zoning: M-2 (Heavy Industrial)

Location: 2265 Sierra Meadows Drive, in the PG&E substation behind the UPS building.  
APN 045-020-025

File #: U-2001-07

Area: 3.8 acres

Proposal: An application to approve a conditional use permit to allow the placement of 3 panel antennas on an existing 80 foot tall PG&E wooden pole. The pole will be reduced to 50 feet in height and a concrete pad, 12'x 12' in area, will be built at its base to house seven equipment cabinets.

Status: The Use Permit was approved by the Planning Commission at the December 4, 2001 Public Hearing. The project is built.

**54. GENE MCCAFFERTY'S BRITISH SPORTS CARS: MONUMENT SIGN**

Owner: Paul & Vicki Bianchi / Bianchi Family Trust Phone: (916) 625-0132  
P.O. Box 1198  
Rocklin, CA 95677

Applicant: Eugene McCafferty Phone: (916) 624-8237  
4335-B Pacific Street  
Rocklin, CA 95677

Zoning: M-2 (Heavy Industrial)

Location: 4335 Pacific Street, just south of the intersection of Delmar Avenue & Pacific St.  
APN 045-020-039

File #:	DR-2001-16
Proposal:	Design review approval to construct a 6-foot tall, one tenant, monument sign.
Status:	The Planning Commission approved the sign at the January 8, 2002 Public Hearing.

## 55. ROCKLIN TESORO GAS STATION

Owner:	Balwant & Bayinder Dhaliwal 3800 Rocklin Road Rocklin, CA 95677	Phone: (916) 632-7381
Applicant:	McHale Sign Company, Inc. C/o Kevin Payne 108 Main Street Roseville, CA 95678	Phone: (916) 788-7446
Zoning:	C-4 (General Retail Service Commercial)	
Location:	The subject property is located on the southeast corner at the intersection of Rocklin Road and Pacific Street. APN 010-170-021	
File #:	DR-2001-21	
Proposal:	The applicant is requesting approval of a design review application to allow: 1) a new double-faced, internally illuminated, Monument sign; 2) a new blue canopy fascia with an illuminated gold light band; 3) a set of internally illuminated logo and channel letters reading “Tesoro.”	
Status:	The application was received November 11, 2001. The Design Review was approved by the Planning Commission at the February 19, 2002 Public Hearing. The project is complete.	

## 56. GRANITE BUSINESS CENTER

Owner:	ARC Properties P.O. Box 15060 Richmond, VA 93227	Phone: (804) 730-4493
Applicant:	BC2E, LLC C/o Chris Eatough 1358 Blue Oaks Boulevard, Suite 100 Roseville, CA 95678	Phone: (916) 784-8400
Zoning:	C-2 (Retail Business)	



Location: The project site is located on the northwest corner of the intersection at Granite Drive and Rocklin Road.  
APN 045-101-060

File #: DR-2001-18, DR-2005-13

Area: 2.3 acres

Proposal: DR-2001-18: The applicant is requesting design review approval to construct a 16,600 square-foot office building.

DR-2005-13: Request for design review approval to allow illuminated signs on exterior walls of building.

Status: The project application was received on October 31, 2001. The Design Review was approved by the Planning Commission at the June 11, 2002 Public Hearing. The project is built.

DR-2005-13: The Planning Commission approved the project on June 21, 2005.

**57. BAST DUPLEX**

Owner: Mary Bast Phone: (916) 652-3118  
P.O. Box 4570  
Auburn, CA 95604

Applicant: Steven Bast Phone: (916) 802-0072  
P.O. Box 7502  
Auburn, CA 95604

Zoning: R-3 (multi-family)

Location: 6131 Merrywood Drive.  
APN 046-202-004

File #: U-2001-04, DR-2001-10

Proposal: Applicant is requesting approval of a conditional use permit and design review application to allow construction of a duplex.

Status: The Planning Commission approved this application on July 17, 2001. The project is complete.

**58. T3 SCANTECH, LLC**

Owner: Thomas & Lonnnette Turner, Trustees Phone: (530) 268-0961  
13415 Lime Kiln Road  
Grass Valley, CA 95949

Applicant: Same as above

Zoning: C-2 (Retail Business)

Location: 4477 Pacific Street.  
APN 045-031-009

File #: DR-2002-10

Area: 1.0 acres

Proposal: Design Review to construct tenant improvements on an existing 990 square-foot residential structure being converted to a commercial use.

Status: The application was received on April 19, 2002 and was approved by the Planning Commission on August 6, 2002. The project is complete.

**59. ROCKLIN MOBILE HOME PARK ADDITION**

Owner: Frank Sigrist  
P.O. Box 597  
Rocklin, CA 95677  
Phone: (916) 213-6673

Applicant: Michael Antuzzi  
173 College Way  
Auburn, CA 95603  
Phone: (530) 210-5047

Zoning: R1-6 (Residential Single-family 6,000 square-feet minimum lots)

Location: 5515, 5595 South Grove Street.  
APN's 010-270-001, 002

File #: DR-2002-08, U-2002-02

Area: 2.4 acres

Proposal: Applicant is requesting conditional use permit approval to add 19 additional mobile home spaces to the existing Rocklin Mobile Home Park located off South Grove Street.

Status: The Planning Commission approved the project on May 6, 2003.

**60. HOLY CROSS LUTHERAN CHURCH**

Owner: Holy Cross Lutheran Church  
4701 Grove Street  
Rocklin, CA 95677  
Phone: (916) 484-6811

## CENTRAL ROCKLIN

Applicant: Image Works Architecture, Inc. Phone: (916) 648-9800  
Attn: Erik Zavas  
2335 American River Drive, Suite 303  
Sacramento, CA 95825

Engineer: KD Anderson Transportation Engineers Phone: (916) 786-5529  
417 Oak Street  
Roseville, CA 95678

Zoning: R1-6 (Residential Single-family 6,000 square feet minimum lots)

Location: APN 045-090-058, 059

File #: DR-2002-04, U-2002-01

Area: 4.0 acres

Proposal: An application to approve a Conditional Use Permit and Design Review for the expansion of a church site. Currently, there is a fellowship hall (6,872 square feet) with associated parking and landscaping. The proposal would add a new sanctuary building, multi-purpose room building, preschool/administration building, a kindergarten building, two classroom buildings for 1<sup>st</sup> to 6<sup>th</sup> grade students, and maintenance/storage and restroom buildings. The total building area would comprise of approximately 47,500 square feet. Outdoor play areas are proposed, as well as 108 parking spaces and additional landscaping.

Status: The Planning Commission approved the project on March 16, 2004. The project is now under construction.

### **61. GRANITE MARKETPLACE**

Owner: Frank Snopko Phone: (775) 883-2606  
4600 Snider Avenue  
Carson City, NV 89701

Applicant: Petrovich Development Company Phone: (916) 966-4600  
Milo Terzich  
5046 Sunrise Blvd., Suite 1  
Fair Oaks, CA 95628-4945

Zoning: C-2

Location: I-80 & Sierra College Blvd.  
APN's 045-042-045 & 045-042-050

File#: DR-2002-25, DL-2002-05, U-2002-07

Area: 12.55 acres

Proposal: A 122,933 square foot shopping center.

Status: The application is pending.

**62. HARLEY DAVIDSON OF ROCKLIN (FORMERLY LASHER KIA)**

Owner: Harrosen Family Trust Phone: (916) 546-8793  
P.O. Box 939  
Charnelian Bay, CA 96140

Applicant: Panattoni Construction, Inc. Phone: (916) 340-2400  
Patrick Hastie  
8745 Folsom Blvd.  
Sacramento, CA 95826

Zoning: PD-C (Planned Development – Commercial)

Location: Granite Drive, Rocklin CA.  
APN 045-020-043

File#: DR-2002-26, DL-2002-06, U-2002-09, DR-2006-03, U-2006-02

Area: 10.14 acres

Proposal: (DR-2002-26, DL-2002-06, U-2002-09): Construction of a 18,050 square foot auto dealership on one parcel totaling 3.4 acres

(DR-2006-03, U-2006-02): Request approval of design review to modify existing auto dealership and add 20,394 square feet of new construction to be used for motorcycle sales and service.

Status: (DR-2002-26, DL-2002-06, U-2002-09): The project was approved by the Planning Commission on June 3, 2003. The building has been built.

(DR-2006-03, U-2006-02): The Planning Commission approved the project on June 20, 2006.

**63. ROCKLIN POINTE**

Owner: Ronald S. Caceres  
C/O Land Development Services

Applicant: Land Development Services Phone: (916) 624-1629  
W.E. Mitchell  
4240 Rocklin Road, #5  
Rocklin, CA 95677

Zoning: PD COM

Location: Granite Drive and Sierra Meadows.

APN 045-101-072

File#: DR-2002-27

Area: 1.17 acres

Proposal: Construction of a 11,132 square foot retail building.

Status: The project was approved by the Planning Commission on July 15, 2003. The shopping center is built and several tenants are open for business.

**64. BEAM PROPERTY/MEYERS STREET**

Owner: Rick Beam/JSB for JKL  
5105 Meyers Street  
Rocklin, CA 95677

Phone: (530) 268-6200

Applicant: Initial Point, Inc.  
Tim Schad, L.S.  
10062 Joerschke Drive  
Grass Valley, CA 95945

Phone: (530) 477-7177

Zoning: R-1-6

Location: 5105 Meyers Street.  
APN 045-101-022

File#: DL-2002-08

Area: 0.68 acres

Proposal: Subdivide to 3 lots

Status: The project was approved by the Planning Commission on February 18, 2003.

**65. WINDING LANE ESTATES**

Owner: Bob & John Edmondson  
Susan Nausler  
6718 Shalimar Way  
Citrus Heights, CA 95621

Phone: (916) 435-4849

Applicant: Bob Edmondson  
4071 Clubview Ct.  
Rocklin, CA 95677

Phone: (916) 435-4849

Engineer: Land Development Services

Zoning: 4.0 DUA

Location: East side of Winding Lane just north of Lost Avenue.  
APN 010-250-020

File#: SD-2003-01, TRE-2003-01

Area: 7.27 acres

Proposal: Approval of 27 residential lots on 7.27 acres

Status: The project is pending.

**66. KFC/A&W**

Owner: Harman Management Corp. Phone: (916) 689-2190  
Larry Nelson  
P.O. Box 572530  
Salt Lake City, UT 84157

Applicant: ATI Architects & Engineers Phone: (916) 772-1800  
Scott Giles or Kelly Marino  
2510 Douglas Blvd.  
Roseville, CA 95661

Zoning: C-2

Location: 4855 Granite Drive, Rocklin, CA.  
APN 045-102-013

File# DR-2003-14

Area: 0.37 acres

Proposal: Approval of a design review to convert the exterior of the existing KFC restaurant into a dual image KFC/A&W. Upgrade the handicap parking stalls into the current standards. Extend the current drive-thru stacking lane and add landscaping.

Status: The Planning Commission approved the project on May 4, 2004.

**67. MERCEDES BENZ OF ROCKLIN – STARMARK CENTER**

Owner: Von Housen Motors Phone: (916) 924-8000  
George Grinzewitch, Jr.  
1801 Howe Avenue  
Sacramento, CA 95825

Applicant: Steven W. Shower Phone: (916) 743-5254  
4680 Oak Glen Way

Fair Oaks, CA 95628

Zoning: C-2

Location: 2810 Granite Ct., Rocklin, CA.  
APNs 045-102-23, 24, 25, 26

File #: DR-2003-16, U-2003-12, DL-2004-05, DR-2006-07

Area: 4.68 acres

Proposal: Approval of a major use permit and design review to allow the construction of an expanded Mercedes Benz service facility and a new Starmark sales facility.  
Parcel Map to abandon Granite Court and merge all four existing parcels to form one parcel.

(DR-2006-07): Approval of a design review permit to allow the construction of an expanded new automobile dealership with service facilities.

Status: DR-2003-16 and U-2003-12 were approved by the Planning Commission on May 18, 2004. The owner appealed, to the City Council, one of the conditions approved by the Planning Commission which required the applicant to eliminate proposed site improvements in order to preserve a cluster of oak trees on the site. The City Council granted this appeal on July 27, 2004.

DL-2004-05 was approved by the Planning Commission on September 21, 2004.

(DR-2006-07): The project is still pending.

**68. NIELLO PORSCHE DEALERSHIP**

Owner: Richard L. Niello, Jr.  
4609 Madison Avenue  
Sacramento, CA 95841

Phone: (916) 334-6300

Applicant: Steven W. Shower  
4680 Oak Glen Way  
Fair Oaks, CA 95628

Phone: (916) 743-5254

Zoning: C-2

Location: Granite Drive, Rocklin, CA.  
APN 045-080-037

File #: DR-2003-17/A, U-2003-13, TRE-2003-51

Area: 2.94 acres

Proposal: Approval of a minor use permit and design review to allow the construction of a 22,305 square foot automobile dealership on 2.94 acres.

DR-2003-17A: Request approval of modification to the project to change the exterior building signs from previously approved location.

Status: The Planning Commission approved the project on March 2, 2004. The project is currently built and operating.

DR-2003-17A: The Planning Commission approved this project on December 6, 2005.

**69. SAMOYLOVICH ESTATES**

Owner: Vadim & Eugene Samoylovich Phone: (916) 721-9895  
6352 Chapel View Lane  
Citrus Heights, CA 95621

Applicant: Land Development Services Phone: (916) 624-1629  
W. E. Mitchell  
4240 Rocklin Road, #5  
Rocklin, CA 95677

Zoning: R-4 DUA

Location: Lost Avenue & Winding Way.  
APN 010-260-040

File #: DL-2003-07

Area: 1.85 acres

Proposal: Subdivide 1.88 acres into 4 parcels.

Status: The Planning Commission approved the project on May 3, 2005.

**70. CORRAL PARCEL MAP**

Owner: Frances C. Pugliese Phone: (916) 967-0451  
Carnation C. Noel & Patricia C. Byrnes  
4615 Las Lindas Way  
Carmichael, CA 95608

Applicant: Same as Above

Zoning: R16 & C-1

Location: 4130 Diego Way & 4135 Rocklin Road  
APN's 010-180-061 & 010-180-060

File #: DL-2004-01 & V-2004-03



Proposal: Application to split a lot and a variance to allow for on of the resultant parcels to have substandard lot size.

Status: The Planning Commission approved the project on April 6, 2004.

**71. DAWSON OIL COMPANY – ADDITIONAL WAREHOUSE**

Owner: Mel Dawson, Inc., Phone: (916) 624-8284  
DBA: Dawson Oil Company  
Kasey Fray Fax: (916) 632-3406  
4325 Pacific Street  
Rocklin, CA 95677

Applicant: Same as above

Zoning: M-2

Location: 4325 Pacific Street, Rocklin  
APN 045-020-040

File #: DR-2004-07

Proposal: Proposed new warehouse of 2,625 sq. feet to be constructed in existing truck yard for additional storage space.

Status: The Planning Commission approved the project on November 2, 2004. The project is built.

**72. SAN RAMON BOAT CENTER**

Owner: San Ramon Boat Center, Inc. Phone: (925) 837-5558  
2250 San Ramon Valley Blvd. Fax: (925) 838-5881  
San Ramon, CA 94583

Applicant: Vitae Architecture Phone: (916) 921-6584 x225  
Kirby Loo, AIA Fax: (916) 921-6586  
2277 Fair Oaks Blvd. Suite 110  
Sacramento, CA 95825

Zoning: PD-C

Location: 4371 Granite Drive  
APN: 045-020-091

File #: DR-2004-08, U-2004-05

Area: 2.75 acres

Proposal: Request for Design Review approval for a 19,500+ square foot boat dealership. The dealership would include a 2-story building that would house a showroom/sales area and service and parts facility. The Conditional Use Permit is for outdoor storage and display.

Status: The Planning Commission approved the project on August 17, 2004. The project is built.

### **73. THE VILLAGE AT ROCKLIN PAVILION**

Owner: Ralph Trimm  
4490 Pacific Street  
Rocklin, CA 95677  
Phone: 916-624-1682  
Fax:

Applicant: RHL Design Group, Inc.  
1340 Arnold Dr., Ste. 110  
Martinez, CA 94553  
Blythe Wilson  
[bwilson@rhldesign.com](mailto:bwilson@rhldesign.com)  
Phone: 925-313-9700  
Fax: 925-313-9709

Zoning: PD-C

Location: Granite Dr. near Sierra College Blvd.  
APN: 045-041-018, 019 & 020

File #: DR-2005-06, U-2005-04, and TRE-2005-03

Area: 6.76 acres

Proposal: Request Use Permit and Design Review approval for development of +/- 15,000 sq. ft. single story retail building, +/- 30,000 sq. ft two story retail and office building and two future building pads consisting of a 9,000 sq. ft. building and a 7,000 sq. ft. building.

Status: The project is still pending.

### **74. ROCKLIN PAVILION**

Owner: Ken Inc.  
1380 Galaxy Way  
Concord, CA 94520  
Robert Schwartz  
Phone: 925-682-4830  
Fax: 925-682-4771

Applicant: Terrance Lowell & Associates, Inc.  
1528 Eureka Rd., Ste. 100  
Roseville, CA 95661  
Phone: 916-786-0685  
Fax: 916-786-0529

Zoning: PD-C

Location: NWC Sierra College Blvd., and I-80 @ Granite Dr.

File #: DR-2005-04, DL-2005-01, PDG-2005-01 and U-2005-03

Area: 45.9 acres

Proposal: Request for Use Permit, Design Review and Tentative Parcel Map to develop a 45.9-acre commercial lot. The project use is consistent with the PD-C zone.

Status: The project is still pending.

**75. CREEKSIDE COUNSELING**

Owner/Applicant: Laudon & Dean Rowen and Marina Gunst & Davis Richmond  
5341 Wesley Rd.  
Rocklin, CA 95765  
Phone: 916-315-2715  
Fax: 916-415-1049

Zoning: C-2

Location: 5180 Grove Street  
APN# 010-136-024

File #: DR-2005-05

Proposal: Convert existing house & garage to office space from residential to commercial.

Status: The Planning Commission approved the project on July 19, 2005.

**76. GRANITE DRIVE RETAIL/OFFICE**

Owner: Jason & Carlo Morehouse  
7665 Wildflower Court  
Granite Bay, CA 95746  
Phone: 916-752-7592  
Fax: 925-780-3504

Applicant: Catalyst Construction  
1495 Nichols Lane  
Rocklin, CA 95765  
Rommel Llanes  
Phone: 916-626-3344  
Fax: 916-626-3345

Zoning: PD-C

Location: APN: 045-020-090

File #: DR-2004-38

Area: 2.16 acres

Proposal: Request for approval of a design review entitlement to allow for two retail/office buildings with a total of 22,000 square feet.

Status: The Planning Commission approved the project on July 5, 2005.

**77. CIRCUIT PLACE**

Owner: Fileks, Veytsman, Vadim Yulayer Phone: 916-919-1165  
3611 Nicolette Way  
Carmichael, CA 95608  
[F.veytsman@comcast.net](mailto:F.veytsman@comcast.net)

Applicant: Area West Engineers, Inc. (Richard Rozumowicz) Phone: 916-725-5551  
7478 Sandalwood Drive, Ste. 400 Fax: 916-725-5808  
Citrus Heights, CA 95621  
[Richard@areawesteng.com](mailto:Richard@areawesteng.com)

Zoning: R1-6

Location: 4455 Circuit Court, Rocklin  
APN(s): 045-031-013 & 014

File: SD-2006-01

Proposal: Request the necessary entitlements to create eleven (11) separate single-family lots on 2.4± acres.

Status: The project is pending.

**78. PACIFIC TECH PARK**

Owner: Foothill Tech Properties, LLC Phone: 530-682-2676  
P.O. Drawer C Fax: 916-435-2091  
Yuba City, CA 95992  
[corlin@surewest.net](mailto:corlin@surewest.net)

Applicant: Borges Architectural Group Phone: 916-782-7200  
1508 Eureka Rd. Fax: 916-773-3037  
Roseville, CA 95661  
Contact: Mal Montoya  
[mal@borgesarch.com](mailto:mal@borgesarch.com)

Zoning: C-2

Location: Pacific Street

File #: DR-2006-02, DL-2006-02, GPA-2006-01, Z-2006-01

Area: 7.62 acres

Proposal: Request approval of Design Review to construct seven (7) concrete tilt buildings on 7.62 acres. Additionally, we request a zoning change from C-2 to C-2, LI. Buildings A, B, & C are 8,400 sq.ft. each, and are Light Industrial office-flex. Buildings D, E, & F are Light Industrial office buildings.  
Bldg. D equals 9,344 sq. ft.  
Bldg. E equals 8,300 sq. ft.  
Bldg F equals 4,500 sq. ft.  
Bldg. G is 16,287 sq. ft. and will be a retail use and is located on Pacific Street.

Status: Project is pending.

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